

COUNTY OF YORK

MEMORANDUM

DATE: May 6, 2002 (BOS Mtg. 7/16/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Amendments to York County Code: Sewage Disposal and Sewers

As discussed during your work session June 25 and during the FY2003 budget work sessions, the attached proposed ordinance proposes to increase the sanitary sewer connection fees by 15 percent and increase the sewer maintenance fee for the first time since 1993 from \$31.50 to \$34.50 bi-monthly. Additionally, fees for inspections are proposed to increase from \$1.25 to \$1.50 per linear foot of sanitary sewer.

Staff has recommended several other modifications to the ordinance that generally reduces restrictions and eliminates some confusing language as follows:

- ? Adopt the Commonwealth of Virginia State Board of Health Sewage Handling and Disposal Regulations for private sewer systems (Septic Systems). This change is being implemented to remove restrictions as to what type of private sewer system is allowed and allows new Health Department approved technologies to be used.
- ? Modify the requirement of Public Sewer Extension Agreements being authorized by the Board of Supervisors in accordance with the State Code. Agreements with fewer than three connections (the majority of site plans) can be approved administratively.
- ? Allow developers to pay the sanitary sewer connection fees in accordance with their planned phasing and eliminate the option for Developers to be able to pay the sanitary sewer connection fees in 25 percent increments. The intent of the 25 percent option was to encourage developers not to break up their developments in such small sections, which generated numerous subdivision plats and significant staff time to review and process. Staff has not seen any change in the developers tendencies to request to record small sections of the approved plan.
- ? Extend the time from 90 days to 120 days that property owners have to physically connect to the sanitary sewer system upon receiving the "Notice of Construction Completion."
- ? Eliminate the requirement (or option) for owners of undeveloped land in a County Extension Project to pay the initial connection fee for each lot that may be developed in the future within 90 days of the "Notice of Construction Completion".
- ? Reduce the time frame from 90 days to 30 days that developers/builders may obtain a building permit prior to the sanitary sewer facilities being completed and accepted

by the County. Staff has encountered numerous problems with developers finishing the approved development plan once the developer is able to sell lots to builders.

- ? Allow property owners in County Sanitary Sewer Extension projects to be able to obtain building permits within 180 days of the sanitary sewer facilities being completed and accepted by the County.
- ? Improved properties (homes) that have paid or will pay the sanitary sewer connection fee that are not required to connect to the sanitary sewer facilities of the County and are not physically connected will be billed as nonusers just as vacant property owners.
- ? Allow homeowners to prepay utility connection fees at current connection fee price if extension project is included in the Utilities Strategic Capital Plan.

I recommend the Board adopt proposed Ordinance No. 02-6(R).

Woodward/3241:mw